

New House & Attached Garage:

- *All construction must meet current codes as described in MN Residential Code 1309*
- Setbacks: Front = 40', Sides = 10' Rear = 30' / Shore land properties have additional standards
- Lot pins must be **exposed** for site inspection.
- Elevation of foundation: Check with Public Works, and grade must taper a minimum of 6 inches in the first ten feet.
- A septic design is required if not on city water and sewer
- Max garage door height is 9 feet and must meet the 90 mph wind load
- If installed, garage floor drains must be routed to daylight
- Plan submittal: Two full size sets, which include a site plan, all elevations, plan view of all floors, cross sections of house, garage and any emergency egress openings, energy code compliance information. The plans must include all materials and dimensions, header sizes, wall bracing details, foundation and radon type, (ICF users label flat, waffle, screen), rebar size and location.
- Permit/plan review: submit plans as described above, complete application form, plan review deposit (check with the bldg. dept. for amount). Plan for a minimum of a 2 week review time.
- These permit fees are based on the valuation, call the bldg. dept. for a quote
- Separate permits are required for electrical, plumbing, and mechanical
- The required inspections must be called a minimum of 24 hours in advance. Inspections are scheduled first come first serve, so you may not get an inspection in 24 hours so plan ahead.
- Water meters must be requested for at least 24 in advance. The remote wire must be routed to the exterior of the building prior to CO
- A CO is required prior to occupancy, (occupancy includes any personal belongings in the structure)
- All landscaping must be complete prior to a CO or a \$1500.00 escrow will need to be deposited with the city. A \$75.00 admin fee will be charged.